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October 7, 2008

John McDowell
Napa County Planning Department
1195 Third Street, Room, 210
Napa, California 94559

RE: Bennett Lane Winery

Dear Mr McDowell,

Riechers Spence and Associates was retained to evaluate the Bennett Lane Winery expansion with respect to the following subjects:

- 1) Erosion and Sediment
- 2) Fire Protection Requirements
- 3) Water Availability

This letter report addresses outlines our evaluation and conclusions.

Erosion and Sediments

Napa County, in response to Phase II NPDES (National Pollution Elimination System) requirements, has adopted Post Construction Runoff Management Requirements. In addition this project will require a SWPPP (Storm Water Pollution Prevention Plan) to address erosion and sediment from construction related activities.

The Best Management Practices (BMPs) incorporated into these plans will become part of the construction permit documents. The Napa County Public Works Department will review and approve the improvement plans prior to releasing a grading permit. Please see Napa County Ordinance 1240 for more information related to these current requirements.

In summary, the current State and County requirements and the standard of practice that Napa County follows to implement these requirements address the erosion and sediment issues related to the Bennett Lane Winery Modification.

Fire Protection Requirements

The California Department of Forestry (CDF) provides fire protection for this region of Napa County. As part of their review and approval of building permits, CDF will require adequate fire storage and fire flow. State Law requires that a licensed fire protection engineer or qualified fire sprinkler contractor prepare these calculations.

The construction plans that are required as part of the building permit approval process will include the infrastructure upgrades required by CDF. Because the fire water stored is only used when a fire occurs, these tanks are filled once at a low flow rate and do not create additional demand on the water supply or infrastructure.

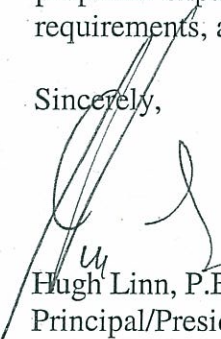
Water Availability

Our office has prepared an independent Phase 1 Water Availability Analysis for the proposed expansion. Using the accepted Napa County use rates, we conclude that the existing annual water use is 4.96 af/yr. With the proposed modification, it is anticipated that approximately 0.50 acres of vineyard will need to be removed. With the reduction in irrigation demand related to the vineyard that is removed, the anticipated, post modified water use is 4.83 af/yr. This represents a net reduction in 0.13 af/yr, thereby reducing current groundwater demands.

Conclusion

Our evaluation of the sediment, erosion, fire protection, and water availability related to the proposed expansion has not identified any factors that would not be addressed by the codes, requirements, and practices currently in place by Napa County.

Sincerely,


Hugh Linn, P.E.
Principal/President
RCE # 52509



cc: Donna Oldford w/ 1 copy Technical Memorandum, 1 copy Water Availability Analysis